

Before the Board of Zoning Adjustment, D. C.

Application No. 11544 of Georgetown University pursuant to Section 8207.2 of the Zoning Regulations for permission to erect a storage facility at the east end of the Hospital and to enclose this over as provided by Section 3101.46 of the Zoning Regulations, located at 3750 Reservoir Road, N. W., Lot 1, Square 1321.

HEARING DATE: February 13, 1974

DECISION DATE: Granted from the Bench, February 13, 1974

FINDINGS OF FACT:

1. The property is located in an R-3 District.
2. The subject site is within the Georgetown University Campus Plan, which is currently before the Board of Zoning Adjustment for approval.
3. The storage addition will add 260 square feet to the total gross floor area of the hospital.
4. The addition will not increase the number of patients or staff.
5. The University has an excess of 1,539 of the parking spaces required under the Zoning Regulations.
6. The National Capital Planning Commission has reported favorably upon this application subject to the Board specifying size and type of plant material.
7. The addition is substantially removed from neighboring properties and will not have any adverse affect on the community by reason of noise, traffic, number of students or other objectionable conditions.
8. The proposed addition is required to meet an order of the District of Columbia Fire Inspector and the District of Columbia Health Inspector to provide for the safe storage of solid waste. Previously the solid waste was disposed of by incinerator, which was ordered closed.

9. Expansion of the hospital loading facility is required to provide for present and anticipated truck volumes. This requires the relocation of compressed cylinders which presently occupy area for the extension of the loading dock. These compressed cylinders will be accommodated in the new storage area.

10. The applicant's present FAR is below the 1.8 permitted under the regulations. Building cover totals is well below the permitted lot occupancy.

11. Georgetown University Hospital performs an important city-wide service and the maintenance and improvement of the facility is important to the maintenance of health services in the District of Columbia.

12. The site plan of the proposed addition shows landscaping and concrete wall to match existing concrete wall located in this area.

- A. The applicant and representatives from the Burlieth and Georgetown Citizens Association agreed upon a landscaping plan at the Public Hearing which provides for the planting of three Evergreen Magnolia trees ten to twelve feet high at the time of planting as indicated by exhibit no. 30 designated "Agreed Landscape Plan" and signed Rosomand Mack and D. C. Doyle.

13. The Commission of Fine Arts has approved the proposed addition.

CONCLUSIONS OF LAW:

The Board based upon the foregoing Findings of Fact, finds that the applicant's request conforms to the conditions set out in Section 3101.46 and pursuant to Section 8207.2 is in

harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property.

ORDERED:

That the applicant's request be GRANTED subject to the condition that applicant comply with the approved landscaping plan, exhibit No. 30, which requires the planting of ten to twelve Evergreen Magnolia trees, ten to twelve feet high at the time of planting.

VOTE: 4-0 (Mr. Harps not voting, not present at hearing)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By: James E. Miller

JAMES E. MILLER  
Secretary to the Board

FINAL DATE OF ORDER: ~~February 13, 1974~~ <sup>pm</sup> FEB 13 1974

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.